

Call to Order:

The meeting was called to order at 7:30 p.m. Present were Chair, Joan Duff, members Vincent Chiozzi, Jay Doherty and Lelani Loder; also present was Jacki Byerley, Town Planner.

Ms. Duff announced that the Public Meeting for The Legends that was scheduled for this evening would not be held, and was rescheduled for September 24th.

Ferry Crossing – 289 River Road:

Ms. Duff opened the public hearings that were continued from the August 13, 2013 meeting on an application by 289 River Road LLC for a Definitive Subdivision Plan, a Special Permit for Cluster Development and a Special Permit for Earth Movement for Ferry Crossing, a proposed subdivision located at 289 River Road.

Jacki Byerley, Planner, informed the Board that as of September 5th the applicant had submitted all of the information that was required to answer the outstanding items from the prior meeting. She will be speaking with the Health Director regarding the roof drains. The Board of Health requires as-builts to be submitted to correspond with their regulations for the force main. She would like these as-builts to be required to show that the roof drains have been properly installed on the individual lots before occupancy. Ms. Byerley suggested that the Board put a limit of time on the stockpiling of materials in their approval. A note on the “Water Typical Trench Section” was updated to say that the Town Engineer will make the determination and Ms. Byerley will confirm that with the Town Engineer. DPW and ESS Group are in the process of reviewing the revised plans, and she believes that they will have their reviews finished by the meeting on September 24th. Ms. Byerley also noted that the Board has a deadline of September 30th to make a decision on this application so she requested that the applicant grant the Board an extension to December 30th.

Steve Stapinski of Merrimack Engineering stated that he has made changes to the plan including making the infiltration system bigger, adding additional details to the sanitary sewer and revising the analysis. The Board of Health is requiring a book with the pump information for each homeowner that will include the O&M Plan for the infiltration trench and the roof drains and inform them of the annual maintenance. The O&M Plan calls for two inspections of the infiltration system each year by the HOA. Mr. Stapinski also stated that he is getting started on the HOA documents and he may have them ready for the Board to review at the next meeting. Ms. Byerley informed him that they are not needed until they file clearance certificates for the lots. Ms. Byerley also let him know that there is a template that the Town prefers to be worked off of and she will send that to him.

Mr. Chiozzi asked what is done if there is a power failure. Mr. Stapinski stated that all chambers have a minimum of 24-hour storage, and after that, they would have to have a generator. Mr. Chiozzi asked if the Board of Health was okay with that. Mr. Stapinski answered that the Title 5 requires either 24-hour storage or a generator, and Andover requires the storage.

James Grieve of 4 Peterof Circle, whose family also owns 1 and 3 Peterof Circle and 303 River Road, asked if River Road would be patched or repaved once the sewer is brought down the road. He explained that River Road was recently repaved and he would hate for the road to be

Ferry Crossing – 289 River Road (cont'd):

left a mess. Ms. Byerley informed him that they would be required to pave the road with a 1 ½ inch overlay. Mr. Stapinski showed him on the map where the overlay would be. He also explained that they will be putting in new catchbasins and running a drain line to the cross culvert at Cobblestone Lane. That should not require the road to be cut, but if it is, it will be overlayed. Mr. Grieve asked if they would overlay only where they cut, or the whole road. Mr. Stapinski answered the whole road.

Ms. Duff asked Mr. Stapinski if he was amenable to the time extension and Mr. Stapinski answered that he was. Ms. Byerley explained that the extension would be until December 30th because the Board grants extensions in quarters. Mr. Doherty asked what the Board was waiting on before they could close the public hearing. Ms. Byerley stated that they are still waiting for comments on the last submittal by ESS Group and DPW.

On a motion by Ms. Loder, seconded by Mr. Doherty, the Board moved to continue the public hearings for Ferry Crossing a Definitive Subdivision, Special Permit for Cluster Development and Special Permit for Earth Movement to September 24th at 8:30 pm. **Vote:** Unanimous (4-0).

Other Business:

Ms. Byerley informed the Board that based on the Town Meeting zoning change for the creation of an ID2 District; the Board needs to vote to approve the ID2 Uses Special Permit application and fees associated with it. She let the Board know that two changes need to be made to the draft application that she gave them. The requirement of the applicant to provide 7 copies of any drainage can be eliminated because it does not need to be reviewed. She also asked that the Board grant an automatic waiver of the fee if the applicant concurrently applies for a Special Permit for Major Non-Residential Project.

On a motion by Ms. Loder, seconded by Mr. Doherty the Board moved to approve the new ID2 Use Special Permit as drafted and the new fee as proposed with the automatic waiver of the ID2 Use fee when an application is filed concurrently with a Major Non-Residential Project Special Permit. **Vote:** Unanimous (4-0).

Adjournment: The meeting was adjourned at 7:50 p.m.